



**Hatters Close,
Bristol, BS36 1PD**

**PRICE: Asking Price
£265,000**

Property Features

- Spacious Ground Floor Flat
- Two Double Bedrooms
- Kitchen
- Lounge/Dining Room
- En-Suite Shower Room
- Bathroom
- Allocated Off Street Parking
- Good Size Communal Gardens
- No Onward Chain
- Close to Local Amenities and Transport Links

Full Description

Entrance Hallway

Laminate flooring, built in storage cupboard, wall mounted thermostat, coved ceiling, radiator, telephone point.

Lounge/Dining Room

16'6" x 11'6" (5.03m x 3.51m)

Double glazed window to the side, double glazed French doors to the rear, laminate flooring, radiator, television point.

Kitchen

10'10" x 7'9" (3.30m x 2.36m)

Double glazed window to the side, fitted with a range of wall and base units with roll edge work-surfaces over, space for washing machine, integrated dishwasher, integrated fridge/freezer, tiled splash-backs, wall mounted boiler, ceiling spot lighting, stainless steel single drainer sink unit with mixer tap over.

Bedroom One

12'3" x 11' (3.73m x 3.35m)

Double glazed window to the side, radiator, television point, laminate flooring, coved ceiling.

En-Suite Shower Room

Built in double shower cubicle with shower over, low level w.c., pedestal wash hand basin, shaver point, extractor, wall mounted heated towel rail, ceiling spot lighting.

Bedroom Two

14' (max) x 8'10" (4.27m (max) x 2.69m)

Double glazed window to the rear, radiator, laminate flooring, television point, built in wardrobe with hanging space and shelving, coved ceiling.

Parking

Allocated off street parking to the front of the building.

Communal Gardens



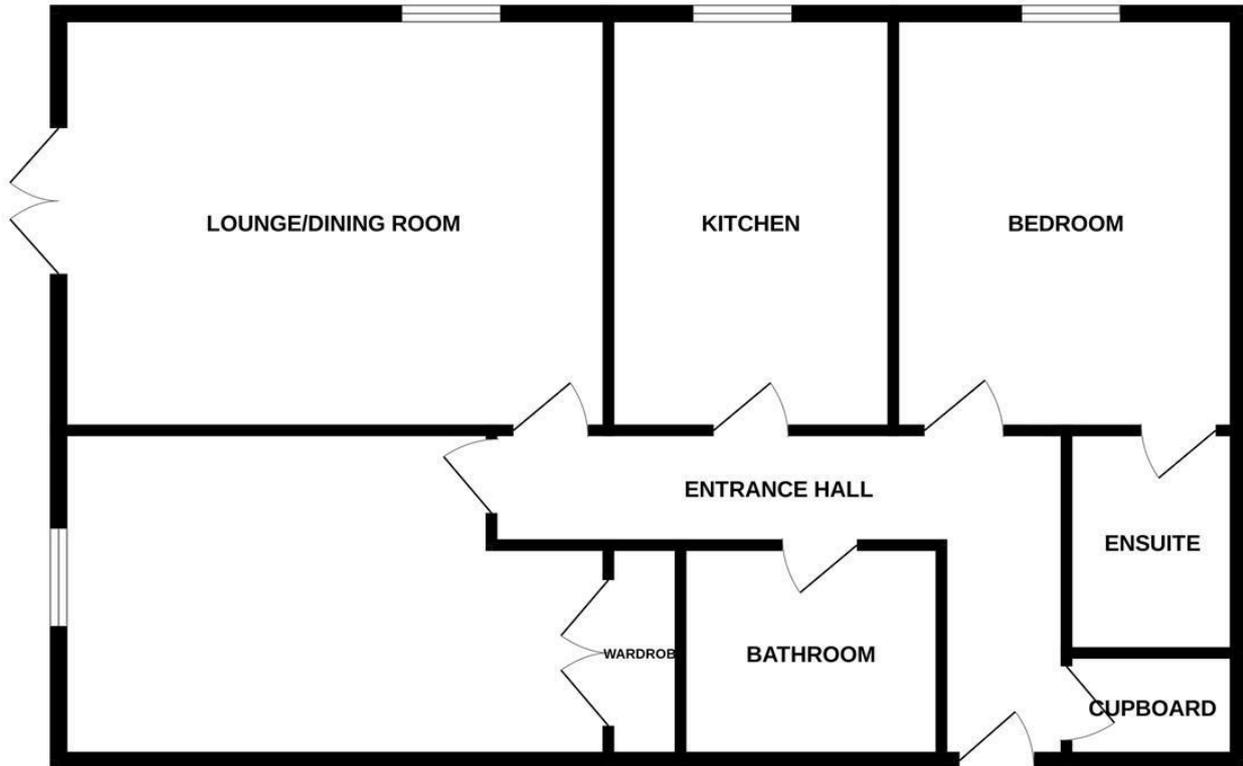
Communal lawned gardens mostly to the rear and side, paved patio area to the front and raised planted borders.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		75	77
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales			
	EU Directive 2002/91/EC		

GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements